

Chippenham Site Allocations Plan

Chippenham Settlement Boundary Review

Informal consultation with town and parish councils
Report of Consultation

January 2015

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Background

- 1.1 The informal consultation of the Chippenham Settlement Boundary Review was carried out to help inform the preparation of the Chippenham Site Allocations Plan (Development Plan Document). Parish and Town Councils covering areas which abut Chippenham's settlement boundary were sent information regarding the review of Chippenham's boundary in relation to their parished area. The aim of the consultation was to seek views on the methodology used and the proposed revisions to its boundary, to inform the preparation of the Chippenham Site Allocations Plan. The boundary that was circulated for discussion is attached at Appendix C.
- 1.2 The Chippenham Settlement Boundary Review consultation was separate from, but ran alongside, a wider consultation on settlement boundaries, which was being completed to inform the Wiltshire Housing Site Allocations Development Plan Document. This review related to all other settlements with a defined boundary.
- 1.3 A review of all settlement boundaries (in planning policy terms known as Limits of Development) included on the Wiltshire Proposals Map is needed because the lines as currently drawn were defined as part of early local plans, some as old as 2006. Currently the settlement boundaries were delineated using different principles depending on which part of the county a settlement was located. The purpose of the review is to update all boundaries to a common set of underlying principles. (See explanatory leaflet circulated as part of the informal consultation at Appendix B.)

Context

The Wiltshire Core Strategy

- 2.1 The emerging Wiltshire Core Strategy provides the context in which the Chippenham Site Allocations Plan will be prepared. It sets out the objectives and planning strategy for the whole of Wiltshire. It establishes a settlement hierarchy and sets levels of growth for each of the County's community areas and significant settlements over the Plan period of 2006-2026.
- 2.2 The Wiltshire Core Strategy was adopted on 20 January 2015. The application of many policies within this plan is determined by defined settlement boundaries known as Limits of Development.
- 2.3 Further information about the Wiltshire Core Strategy can be found on the council's website at:
<http://www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/wiltshirecorestrategy.htm>

The Chippenham Site Allocations Plan

- 2.3 The Wiltshire Core Strategy does not identify specific sites for development at Chippenham. Instead it identifies the proposed scale of growth at the town in Core Policy 10. The

Chippenham Site Allocations Plan will identify specific strategic mixed use sites to deliver the scale of growth specified in the Wiltshire Core Strategy.

- 2.4 The document will include proposals and associated policies designed to be in general conformity with the Wiltshire Core Strategy and National Planning Policy Framework. It will cover the geographic area of Chippenham and its setting which includes parts of the Corsham and Calne Community Areas which are adjacent to the built area of Chippenham town. It will also include a revised settlement boundary to correspond to the existing built up area of the town.

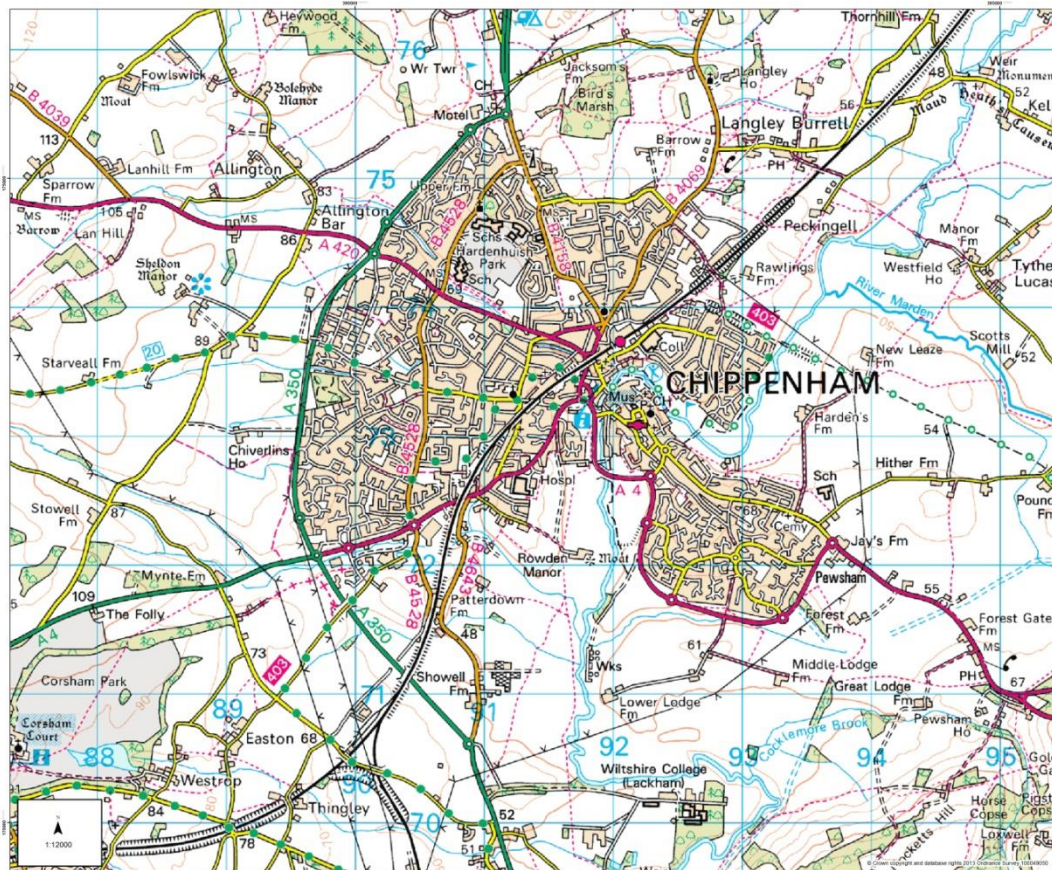


Figure 1: Chippenham Site Allocations Plan Area

- 2.5 Further information about the Chippenham Site Allocations Plan can be found on the council's website at: <http://www.wiltshire.gov.uk/chippenhamsiteallocationsplan.htm>.

The Wiltshire Housing Site Allocations Plan

- 2.6 Each community area in Wiltshire has an approximate level of housing to be delivered during the period to 2026 included in the Wiltshire Core Strategy. The core strategy does not include housing sites in all these community areas; only in locations considered to be strategically important because of the scale of growth proposed (e.g. Trowbridge and Salisbury) or there are nationally significant environmental concerns (e.g. Bradford-on-Avon and Marlborough). The Council is preparing a Wiltshire Housing Site Allocations Plan to supplement the land for housing development already identified in the core strategy and

ensure an adequate supply of land in each of the County's housing market areas throughout the plan period.

- 2.7 The Plan will review settlement boundaries of designated principal settlements, market towns, local service centres and large villages in all community areas as part of this process, except for Chippenham town. The plan will consider allocating land for housing development in appropriate location. This work will be done in collaboration with Neighbourhood Plans where they are being prepared.
- 2.8 Further information about the Wiltshire Housing Site Allocations Plan can be found on the Council's website at:
<http://www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/wiltshsgsiteallocationsplan.htm>

Process of consultation

- 2.9 It is important to make a distinction between the process of consultation in relation to the review of the settlement boundary and that in relation to the consideration of new site allocations either in the Chippenham Site Allocations Plan or the Wiltshire Housing Site Allocations Plan. The first stage was to review settlement boundaries to ensure they relate to the existing built up area of each settlement on a consistent basis. The review approach is explained in more detail in the leaflet at Appendix B. Future consultations will discuss potential new site allocations. Town and Parish consultees were determined in relation to the existing built up area of the town. Therefore the purpose of the consultation was to seek views on revised settlement boundaries that relate to the built up area. A separate consultation will take place in relation to the identification of individual sites to be allocated for housing.

Record of the consultation

- 3.1 Town and Parish Councils directly affected by changes to Chippenham's settlement boundary, whereby either the current or proposed boundary was sited within their parished area were consulted. The relevant Town and Parish Councils were:
- Chippenham Town Council
 - Chippenham Without Parish Council
 - Langley Burrell Parish Council
 - Corsham Parish Council
- 3.2 An email was sent on 25 July 2014 to relevant Town and Parish Councils. The consultation period ran from 25 July until 22 September 2014. The email contained an explanatory letter (Appendix A), the proposed settlement boundary review methodology (Appendix B) and a map showing the current and proposed Chippenham settlement boundary (Appendix C).

3.3 The specific questions asked were:

- *Do you consider the criteria for defining the settlement boundaries to be the correct ones?*
- *Do you consider that the draft settlement boundaries are drawn in accordance with the criteria?*
- *Are there any areas of the settlement boundaries that should be modified?*
- *Do you have any additional comments relevant to the boundary review?*

Conclusion

Chippenham consultees

4.1 Table 4.1 below summarises the comments received. There were no comments on the precise boundaries suggested nor on the process of how the boundary line was identified. Other issues raised in relation to the Chippenham Site Allocation Plan process were addressed separately.

Wider consultation

- 4.2 In relation to the identification of specific allocations; the settlement boundary review included site allocations identified in the development plan for residential, community and employment uses (which were physically/functionally related to the settlement) within the proposed settlement boundary. For Chippenham such sites had not been allocated at the time of the settlement boundary consultation and were not included in the consultation. However, sites which had been granted outline consent were included within the Chippenham settlement boundary.
- 4.3 In response to the wider settlement boundary review, there were concerns expressed about including large site allocations or outstanding permissions in the settlement boundary. This was because many large sites include extensive landscaping and/or country parks. Once a scheme is built, these areas of green and open land would not be part of the 'built up area' as they would become part of the transition to the countryside. It was suggested that the criteria for the definition of settlement boundaries is amended to exclude large strategic sites and planning permissions until they are built. Thereafter only the 'built up' area of development contiguous with the settlement boundary will be considered to be part of the town for planning purposes.
- 4.4 To ensure there is a consistency of approach across the county, it is therefore proposed that the settlement boundary for Chippenham as indicated at Appendix C be further amended to exclude specific outstanding large planning permissions, as indicated at Appendix D. Essentially the removal of the North Chippenham site (N/12/00560/OUT) and the Hunters Moon site (N/13/01747/FUL). Following this same approach, any new strategic site allocations at Chippenham will be excluded from the settlement boundary. This is consistent with the approach in the adopted Wiltshire Core Strategy.

Table 4.1: Responses specific to the Chippenham Site Allocations Plan

Consultee	Consultee Comments	Wiltshire Council response
<p>Chippenham Without Parish Council</p> <p>14.08.14</p>	<p>The consultation was welcomed and the Parish Council was pleasantly surprised that the A350 was proposed to be retained as the settlement boundary.</p> <p>The Council agreed that the A350 should continue to form the settlement boundary between Chippenham Town and Chippenham Without Parish and that no development should be allowed that breached this boundary. The Council also agreed that the area shown for potential expansion to the north of Chippenham Golf Club should be omitted from the proposals.</p>	<p>Comments noted.</p>
<p>Chippenham Town Council</p> <p>19.09.14</p>	<p>The Town Council sought clarification on the purpose of the settlement boundaries review</p> <p>There were concerns that the stricter assessment of sites outside the settlement boundary was not consistent with the strategy set out in the Wiltshire Core Strategy. They expressed worry that this would lead to legal challenge and further delay.</p> <p>There was confusion about the timings and questioned how the settlement boundary review could be determined until after the conclusion of the site allocations process and the adoption of the Core Strategy.</p> <p>They concluded that the sites proposed by developers but not yet submitted for planning</p>	<p>The purpose of the settlement boundary is to draw a line marking the extent of the built up area and the beginning of the countryside. Different planning policies apply depending on what side of the line development may be proposed. The current boundary was drawn up some time ago and parts are considered to be out of date, or need to be reconsidered to reflect current circumstances – i.e. changes that have occurred in relation to Chippenham's built form since the original line was drawn. There needs to be sound and consistent approach to the review of all the settlement boundaries in the County.</p> <p>The Chippenham Site Allocations Plan will identify parcels of land for strategic mixed-use development. Originally the Council advised that the Plan would show the settlement boundary going around these areas, however following the consultation process the criteria has been changed to exclude the allocation sites.</p> <p>There is no link between the review of settlement and civil parish administrative boundaries. The settlement boundary is used solely as a basis for determining planning applications. An amended settlement boundary showing changes to bring it up to date will be published in the draft Chippenham Site Allocations Plan.</p>

Consultee	Consultee Comments	Wiltshire Council response
	approval should not be omitted from the settlement map and should not be subject to different assessment criteria, advising that the boundaries of Chippenham Town should reflect current urban areas and those areas expected to be developed in the foreseeable future.	A review of administrative boundaries is being carried out completely separately to a different timescale. Further information can be found on the Council's website by following this link: http://www.wiltshire.gov.uk/council/elections/electionscommunitygovernancereview.htm
Sally Simms 19.09.14	Stated that the A350 should be retained as a natural boundary. Opposed retail development outside of the boundary.	The Chippenham settlement boundary review is being undertaken as part of the preparation to the Chippenham Site Allocations Plan. Therefore it is excluded from consultation in relation to the Wiltshire Housing Site Allocations Plan.
Helen Sutton 19.09.14	Stated that the A350 should be retained as a natural boundary. Opposed retail development outside of the boundary.	The Chippenham settlement boundary review is being undertaken as part of the preparation to the Chippenham Site Allocations Plan. Therefore it is excluded from consultation in relation to the Wiltshire Housing Site Allocations Plan.
Joe Durrant 21.09.14	Queried why the Wiltshire Settlement Boundary review did not include Chippenham. Advised that Wiltshire Council has previously ruled out building on the outer side of the A350 and stated that the A350 should be retained as a natural boundary	The Chippenham settlement boundary review is being undertaken as part of the preparation to the Chippenham Site Allocations Plan. Therefore it is excluded from consultation in relation to the Wiltshire Housing Site Allocations Plan.
Chippenham Town Council 04.11.14	Questioned why the Town Council was asked to comment when the "Draft Proposals for Revised Settlement Boundaries: Informal Consultation with Parish and Town Councils" document stated that Chippenham is excluded from the review process Asked what weight the Settlement Boundary has in planning terms relative to the Chippenham Site Allocations DPD, when approved.	The Chippenham settlement boundary review is being undertaken as part of the preparation to the Chippenham Site Allocations Plan. Therefore it is excluded from consultation in relation to the Wiltshire Housing Site Allocations Plan. The consultation on suggested revisions to the boundary results from a review to ensure the boundaries are up to date and adequately reflect the current built up area of the town, encompassing development that has taken place since they were first established. It was originally envisioned that the allocation of strategic sites would trigger further specific changes where they involve greenfield sites, however following the consultation process the criteria has been changed to exclude the allocation sites from the settlement boundary.
Langley Burrell	Questioned whether Langley Burrell had been consulted with on the review of Settlement	Langley Burrell was consulted on the Chippenham settlement boundary review via an email sent on 25 July asking for relevant Town and Parish Councils to comment on the

Consultee	Consultee Comments	Wiltshire Council response
Parish Council 20.11.14	Boundaries, particularly affecting Langley Burrell and Chippenham.	<p>methodology.</p> <p>The work on the settlement boundary review is ongoing and the Council is hoping to undertake further consultation in spring/summer 2015.</p>
Langley Burrell Parish Council 22.11.14	Discussed a meeting proposed at a Chippenham Town Council planning meeting and queried the content, timing and who was invited as this was the first they had heard of it. They voiced their disapproval at being left out of the consultation process and advised concern over the wide ranging scope of the plan.	<p>The meeting refers to the review of the civil parish administrative boundaries (also known as the Community Governance Review). There is no link between the review of settlement and civil parish administrative boundaries.</p> <p>The settlement boundary is used solely as a basis for determining planning applications. An amended settlement boundary showing changes to bring it up to date will be published in the draft Chippenham Site Allocations Plan.</p> <p>A review of administrative boundaries is being carried out completely separately to a different timescale by the Wiltshire Council electoral services team. This separate team are organising the administrative boundaries review and have organised a meeting with Chippenham Town Council and other parishes in the vicinity to discuss any issues and/or confusion. Further information on the Community Governance Review (the administrative boundary review) can be found on the Council's website by following this link: http://www.wiltshire.gov.uk/council/elections/electionscommunitygovernancereview.htm</p>

Appendix A: Example letter

25 July 2014

Ms Sue Wilthew
Chippenham Town Clerk
Town Hall, High Street
Chippenham
Wiltshire
SN15 3ER

Spatial Planning
Economic Development and Planning
County Hall
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN

Your ref:
Our ref : WCS/Chip/DF2507

Dear Ms Wilthew

Chippenham Development Plan Document
Informal consultation with Parish and Town Councils on draft proposals for amending existing 'settlement boundaries'

To help inform the preparation of the **Chippenham Development Plan Document**, we would welcome your views on the proposed methodology and review of revising Chippenham's existing 'settlement boundary'. Could we please have any comments you might like to make by **Monday 22 September 2014**?

This consultation is separate from, but will run alongside, a wider consultation on settlement boundaries which is being completed to inform the Wiltshire Housing Site Allocations Development Plan Document.

The allocation of strategic sites, as a part of preparing the Chippenham Site Allocations Plan, could also have implications on the re-alignment of the settlement boundary to Chippenham. Consultation on these proposals will follow later this year and may involve the consideration of further amendments to the settlement boundary.

Parish and Town Councils which cover areas which abut Chippenham's settlement boundary are being sent information regarding the review of Chippenham's boundary in relation to their parished area. Their responses will also be used to develop the Chippenham Development Plan Document.

We are inviting responses to the following:

- **Do you consider the criteria for defining the settlement boundaries to be the correct ones?**
- **Do you consider that the draft settlement boundaries are drawn in accordance with the criteria?**
- **Are there any areas of the settlement boundaries that should be modified?**
- **Do you have any additional comments relevant to the boundary review?**

Please submit your views on the Draft Settlement Framework Boundaries using one of the following methods:

Via Email:

deborah.frith@wiltshire.gov.uk

By Post:

Spatial Planning,
Wiltshire Council,
County Hall,
Bythesea Rd,
Trowbridge, Wiltshire
BA14 8JN

Please note that all comments and the name of the parish responsible for them will be a public record, and will be made available to view on the council's website.

Further information

For further information, contact the Spatial Planning Team by telephone 01225 713223 or by email: spatialplanningpolicy@wiltshire.gov.uk.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Alistair Cunningham', with a stylized, flowing script.

Alistair Cunningham
Associate Director
Economic Development and Planning

Appendix B: Proposed settlement boundary review methodology



Draft methodology for consultation

The following draft criterion has been established to help guide the settlement boundary review process.

Where practical, the draft settlement boundaries follow clearly defined physical features, such as, walls, fences, hedgerows, roads and water courses in order to define the built area of the settlement.

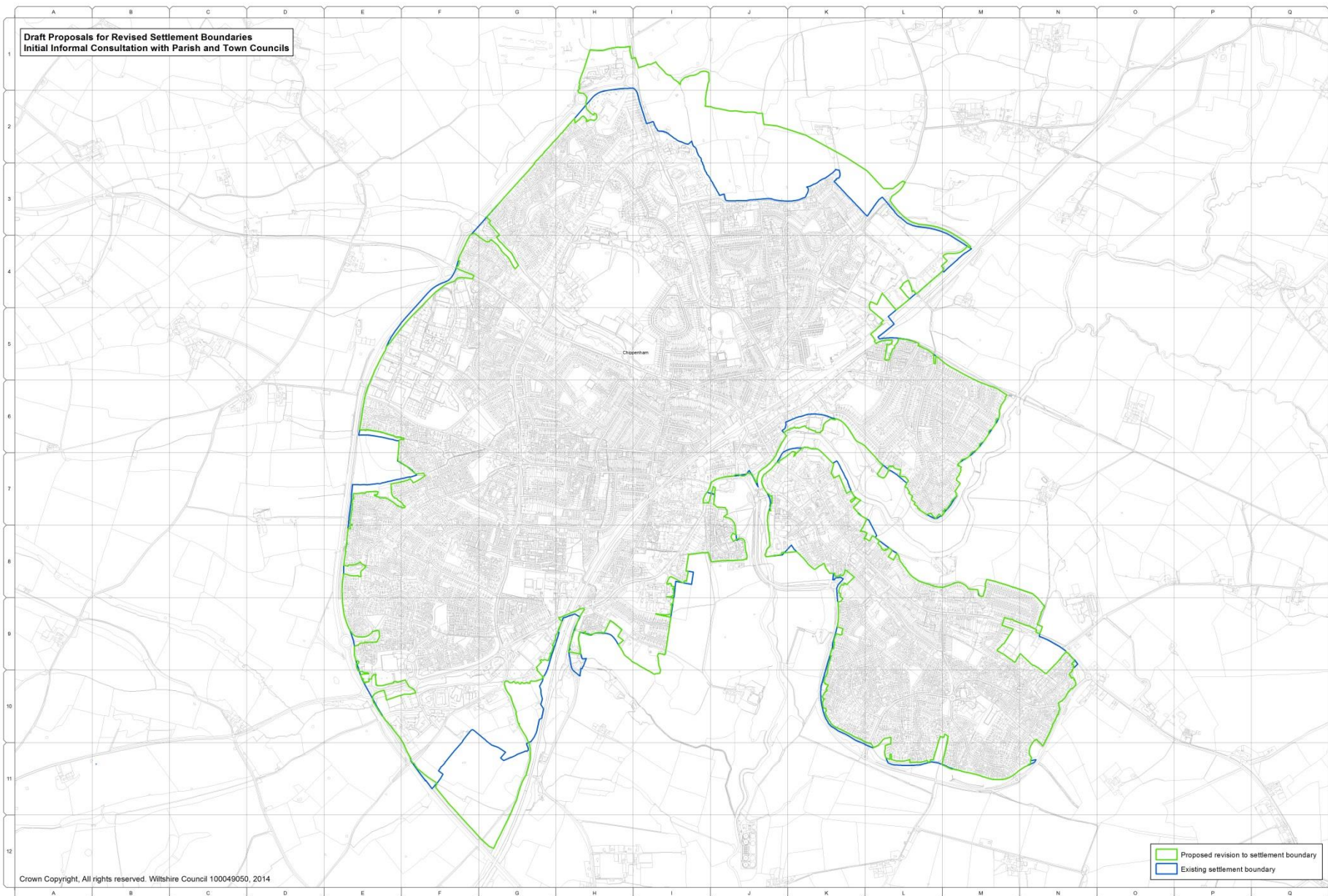
Areas which have been included are:

- both built and extant planning permissions for residential and employment uses for areas which are physically/functionally related to the settlement
- existing and extant planning permissions for community facilities, such as religious buildings, schools and community halls which are considered to be physically/functionally related to the settlement
- site allocations identified in the development plan for both residential, community and employment uses which are physically/functionally related to the settlement.

Areas which have been excluded are:

- curtilages of properties which have the capacity to extend the built form of the settlement. This includes large residential gardens
- recreational or amenity space at the edge of settlements which primarily relate to the countryside (in form or nature)
- isolated development which is physically or visually detached from the settlement (including farm buildings or agricultural buildings, renewable energy installations).

Appendix C: Existing and proposed Chippenham settlement boundary



Appendix D: Proposed Chippenham settlement boundary

